



SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

RECEIVED

THIS IS A NEW PROJECT REFERRAL

DATE: 6/28/13

JUL - 3 2013

From: PW

TO:

COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PUBLIC WORKS

To:

FROM: Rob Fitzroy- North County Team, Development Review

PROJECT DESCRIPTION: SUB2012-00051 COAL13-0056 EBELHERR- Lot line adjustment for the proposed adjustment between 2 parcels to create two 122 acre parcels. 244 acre site located off Vineyard Drive in Paso Robles. APNs: 014-101-049, 014-331-022, 014-331-018 and 026-281-039.

Return this letter with your comments attached no later than: 14 days from receipt of this referral. CACs please respond within 60 days. Thank you.

PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- ☐ YES (Please go on to PART II.)
☐ NO (Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- ☐ YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)
☐ NO (Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

Map does not comply with 21.02.030, see attached comments.

Date 7/12/13

Name D Rion

Phone x 5265



SAN LUIS OBISPO COUNTY DEPARTMENT OF PUBLIC WORKS

Paavo Ogren, Director

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MEMORANDUM

Date: July 19, 2013
To: Rob Fitzroy, Development Review
From: Doug Rion, Development Services Division
Subject: **Public Works Comments on COAL 13-0056 (SUB2012-0051), Elbelherr, LLA Paso Robles**

Thank you for the opportunity to provide information on the proposed subject project. It has been reviewed by several divisions of Public Works, and this represents our consolidated response.

PUBLIC WORKS REQUESTS THAT AN INFORMATION HOLD BE PLACED ON THIS PROJECT UNTIL THE APPLICANT REVISES AND RESUBMITS THE MAP FOR PUBLIC WORKS REVIEW AND COMMENT:

1. The lot line adjustment map as submitted does not comply with 21.02.030 and requires revisions as follows:
 - a. Dimensions shown on map are not identified as record, measured or calculated.
 - b. Proposed lot lines and existing lot lines are not identified by legend or notation.
 - c. Existing lot sizes are not shown, acreage values shown for proposed lots is illegible.
 - d. County Road number and right of way width of Vineyard Drive are not shown.
 - e. Livestock watering easement shown on map is ambiguous – is it existing or proposed ? Title report lists existing easement for watering livestock – indicate on map and show document reference.
 - f. Location of existing drainage courses is vague – resolution of background topography is poor.
 - g. Property is subject to flood hazard however flood hazard zone is not shown on the map.
 - h. Record owner listed on map is incorrect. Title report states ownership is vested in a trust, not an individual.
 - i. Title of map should be “Lot Line Adjustment Map”

Public Works Comments:

- A. Future construction permits will be reviewed for drainage and flood hazards.

21.02.030 Lot Line Adjustment Check List

for project number

COAL 19-0056

Status	Item
✓	Title Report
	Lot line adjustments are limited to 4 or fewer parcels. Conforms to the County's General Plan, Specific Plan, Local Coastal Program, and zoning and building ordinances. Parcel design and minimum lot area. These criteria may be considered satisfied if the resulting parcels maintain a position with respect to said criteria which is equal to or better than such position prior to approval or conditional approval of the lot line adjustment.
✓	The size and scale of the prints shall be the same as those for tentative maps set forth in Section 21.02.044.
D	Record data. All exterior and interior lines shall be shown on the map and shall be identified by course and bearing description, <u>based on survey data, calculated data, or information of record.</u> If a survey is done, any monuments established must be shown on a record of survey filed in accordance with the Land Surveyors Act, Business and Professions Code sections 8700, et seq.
O	Lot lines. Proposed new lines and lines to be eliminated shall be so identified in written notation or by legend. Lines to be eliminated shall be dashed or otherwise drawn so as to be clearly distinguishable from and subordinate to remaining and new lines.
O	Lot areas. The <u>area of all existing</u> and proposed parcels shall be identified and listed in acres or square feet. <i>illegible</i>
✓	Existing structures. All existing structures, wells, septic tanks, driveways, and other improvements located on the original parcels shall be accurately located, identified, and drawn to scale. The distance between structures, the distances from existing structures to the boundary lines of the existing and the proposed parcels, and the height of each structure shall be shown. Such distances shall be established by a registered civil engineer's or licensed land surveyor's survey when deemed necessary by the planning department.
D	Streets. The locations, names, <u>county road numbers</u> , and <u>widths</u> of all adjoining and contiguous highways, streets and ways.
O	Easements. The locations, purpose, and width of all existing and proposed easements, streets (with proposed names) and appurtenant utilities.
D	Drainage. The approximate location of all watercourses, drainage channels, and existing drainage structures.
✓	Landforms. The approximate location of other topographic or man-made features, such as bluff tops and ponds.
N/A	Lakes and ocean. Approximate high-water lines in lakes or reservoirs, and the mean high tide line of the ocean.
O	Flood hazard. The location of all areas subject to inundation or Stormwater overflow.
✓	Property description. A description of the property as well as the assessor's parcel number(s) for the property.
✓	Map information. A north arrow and scale and a vicinity map.
	Verification of parcel legality. The application shall include copies of recorded certificates of compliance or other information to confirm that the parcels to be adjusted are existing legal parcels.
	Statement of explanation. The application shall contain any additional information necessary to explain the request. A statement shall be prepared and submitted by the applicant showing how the proposed lot line adjustment satisfies the criteria that are required by this section.

X = Not Applicable O = Requires Compliance ✓ = Complied

both parcels are within FEMA Flood zone A

Drainage courses are vague, resolution of underlying topo is poor.

Drainage courses should be drawn more clearly.

Record owner on map is incorrect, Trust is owner per title report not the individual